

Land off Exeter Road Langdon, Dawlish Devon

Archaeological Evaluation



for
Waddeton Park Ltd

CA Project: 880143
CA Report: 16569

December 2016



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SUMMARY

Project Name: Land off Exeter Road, Langdon
Location: Dawlish, Devon
NGR: SX 29582 07875
Type: Evaluation
Date: 10–11 October 2016
Planning Reference: 15/02700/MAJ
Site Code: LDD 16

In October 2016, Cotswold Archaeology carried out an archaeological evaluation of land off Exeter Road, Langdon, Dawlish, Devon.

The evaluation recorded five ditches. Two ditches were potentially medieval or earlier in date; the remaining three were post-medieval/modern.



1. INTRODUCTION

- 1.1 In October 2016, Cotswold Archaeology (CA) carried out an archaeological evaluation of land off Exeter Road, Langdon, Dawlish, Devon (centred on NGR: SX 29582 07875; Fig. 1). This evaluation was commissioned by Waddeton Park Ltd.
- 1.2 The evaluation was undertaken to inform an outline planning application for residential and employment development of the site (planning ref: 15/02700/MAJ), which has been made to Teignbridge District Council (TDC; the local planning authority). The scope of the evaluation was agreed in consultation with Stephen Reed, Senior Historic Environment Officer, Devon County Council Historic Environment Team (DCCHET; the archaeological advisors to TDC).
- 1.3 The evaluation was carried out in accordance with a detailed Written Scheme of Investigation (WSI) produced by CA (2016) and approved by Stephen Reed. The project was also in accordance with *Standard and guidance for archaeological field evaluation* (ClfA 2014), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015) and *Management of Research Projects in the Historic Environment (MoRPHE): Project Manager's Guide* (Historic England 2015). The evaluation fieldwork was monitored by Stephen Reed, including a site visit on 11 October 2016.

The site

- 1.4 The proposed development site is located to the north of Dawlish. It is bounded to the east by the A379 (Exeter Road) and to the south and west by agricultural land. Langdon Hospital lies to the north of the site.
- 1.5 The site as a whole covers approximately 28ha and currently comprises eight pastoral/arable fields, as well as outbuildings associated with Langdon Hospital and a terrace of three houses. The site boundaries comprise a mixture of hedgerows and tree-lines, some with associated earthen banks and fences.
- 1.6 The southern part of the site undulates along the line of a watercourse at approximately 5m above Ordnance Datum (aOD). The site rises steeply to the north-west to reach a high point of c. 50m aOD.

- 1.7 The underlying bedrock geology of the site is mapped as Dawlish Sandstone Formation of the Permian Period. This is overlain by superficial deposits of alluvial clay, silt, sand and gravel in the southern part of the site, adjacent to the watercourse. No superficial deposits are recorded in the remainder of the site (BGS 2016).

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 The proposed development site has been the subject of a desk-based heritage assessment (CA 2014) and a geophysical survey (GSB 2015). The following text is summarised from these sources.

Prehistoric (pre AD 43)

- 2.2 The cropmarks of a potential Bronze Age round barrow have been observed between Langdon Lane and Langdon Road, c. 870m south-west of the proposed development site. Three small mounds near St. Mary's Cottages (c. 860m north-east of the proposed development site) may also represent Bronze Age round barrows, although it is possible that they are geological in origin. Neolithic/Bronze Age worked flints have been found in the vicinity of these mounds.
- 2.3 The cropmarks of a series of potential Iron Age enclosures have been observed in the vicinity of the proposed development site. A potential double-ditch enclosure cropmark is located between Langdon Hospital and Hensford Road (c. 280m south of the site). An L-shaped cropmark, which might define the western corner of a small enclosure, is located north-east of Langdon Road (c. 670m south of the site); the cropmarks of three further potential ditches are also visible in this area. The poorly-defined cropmarks of a possible rectangular enclosure have also been recorded c. 100m south of the site, overlooking the watercourse.
- 2.4 A small number of prehistoric finds was recovered during an archaeological trial trench evaluation south of Secmaton Lane (c. 450m south of the site), although no archaeological features were recorded during this evaluation.

Early medieval (AD 410–1066) and medieval (1066–1539)

- 2.5 The A379 (Exeter Road), which runs to the immediate east of the proposed development site, may have been constructed along the course of a Saxon boundary known as The Old Dyke.
- 2.6 Shutterton Bridge, which lies to the immediate south-east of the proposed development site, probably had a medieval antecedent.
- 2.7 Documentary sources suggest that Langdon Farm (c. 600m south-west of the proposed development site) may have had a medieval precursor. A sunken trackway leads from Langdon Farm up into the proposed development site; this trackway may also be medieval in origin.
- 2.8 It is likely that the proposed development site has been in agricultural use since at least the medieval period. The Devon Historic Environment Record Historic Landscape Characterisation (HLC) project records the part of the proposed development site to the west of the Langdon Farm trackway as fields which were first enclosed with hedgebanks during the medieval period. It is therefore possible that some of the hedgebanks in this area of the site are medieval in origin. Elsewhere within the site, the HLC records the adaptation of medieval fields into post-medieval enclosures.
- 2.9 The cropmark remains of a medieval ridge and furrow agricultural system have been observed to the south of the junction of Branscombe Lane and Port Road (c.180m north-west of the proposed development site).

Post-medieval (1540–1880) and modern (1801-present)

- 2.10 Orchard Farm, which is first depicted on a map dating to 1840, lay within the eastern part of the site. The farm buildings were demolished in the mid 20th century and replaced by a sewage works, which was itself removed between 1969 and 1976.
- 2.11 A possible catchment water meadow within the proposed development site is visible as a curvilinear ditch on aerial photographs of 1946. Catchment water meadows are used to direct water from watercourses to the tops of sloping fields in order to increase agricultural productivity. This ditch earthwork is not apparent on later aerial photographs and was not visible during a site visit carried out during the production of the DBA, indicating that it has been levelled.

- 2.12 Landon Hospital was constructed to the immediate north of the evaluation site between 1938 and 1955. Some of the associated buildings were located within the proposed development site boundary.

Geophysical survey

- 2.13 The geophysical survey recorded a series of anomalies indicative of ditches in the eastern part of the site.

3. AIMS AND OBJECTIVES

- 3.1 As defined in the WSI (CA 2016), the objective of the archaeological evaluation was to provide further information on the likely archaeological resource at the proposed development site. The information gathered will enable TDC to identify and assess the significance of any heritage assets at the site, consider the impact of the proposed development upon that significance and, if appropriate, develop strategies to avoid or minimise conflict between heritage conservation and the proposed development, in line with the *National Planning Policy Framework* (DCLG 2012).

4. METHODOLOGY

- 4.1 The fieldwork comprised the excavation of eight trenches in the locations shown on Figure 2. The trenches were between 15m and 40m in length; all trenches were 1.8m wide. The trenches were located to test geophysical anomalies.
- 4.2 The trenches were set out on OS National Grid (NGR) co-ordinates using Leica GPS and surveyed in accordance with *CA Technical Manual 4: Survey Manual*. All trenches were excavated by a mechanical excavator equipped with a toothless grading bucket. All machine excavation was undertaken under constant archaeological supervision to the top of the natural substrate. Where potential archaeological deposits were encountered, they were excavated by hand in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.
- 4.3 Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*. No deposits were identified that required sampling.

- 4.4 A summary of information from this project, as set out in Appendix B, will be entered onto the OASIS online database of archaeological projects in Britain, along with an uploaded copy of this report. As no significant archaeological features were identified during the archaeological works, no project archive will be prepared. The results of the fieldwork will be held by DCCHET in the form of this report and the OASIS entry.

5. RESULTS

- 5.1 This section provides an overview of the evaluation results. A detailed summary of the recorded contexts can be found in Appendix A. Figure 2 presents a plan of the trenches and the recorded archaeological features overlain on the geophysical survey results.

General stratigraphy

- 5.2 The natural geological substrate comprised sand with occasional patches of clay and gravel. It was exposed in all trenches at a depth of 0.34m–0.56m below the present ground level. The natural substrate was sealed by 0.1m–0.28m of silty sand subsoil, which was sealed in turn by 0.2m–0.36m of modern topsoil.
- 5.3 Archaeological features were recorded in Trenches 3, 4, 6, 7 and 8 only. These trenches are discussed in more detail below.

Trench 3 (Fig. 3)

- 5.4 East/west aligned ditch 303 was cut into natural substrate 302 towards the southern end of T3, corresponding to a linear geophysical anomaly. This ditch was 1.98m wide and 0.53m deep, with two undated fills (305 and 304). Ditch 303 was sealed by subsoil 301.

Trench 4 (Fig. 4)

- 5.5 North-east/south-west aligned ditch 403 was cut into subsoil 401 at the north-eastern end of T4, corresponding to a geophysical anomaly. This ditch was 0.6m wide and up to 0.35m deep, with two undated fills (404 and 405). Ditch 403 was sealed by topsoil 400.

Trench 6

- 5.6 North-west-south-east aligned ditch 603 was cut into subsoil 601 and sealed by topsoil 400. This ditch was 0.49m wide and 0.31m deep. It contained a single undated fill (604), which was very similar in nature to the fill of modern ditch 703 (T7; see below). Ditch 603 had not been detected by the geophysical survey.

Trench 7

- 5.7 East/west aligned ditch 703 was exposed in the south-western end of T7, corresponding to a linear geophysical anomaly. This ditch was cut into subsoil 701 and sealed by topsoil 700. It was not fully excavated, as its fill (702) was found to contain modern material, including fragments of plastic.

Trench 8 (Fig. 5)

- 5.8 North/south aligned ditch 803 was cut into natural substrate 802 towards the centre of the trench, corresponding to a geophysical anomaly. This ditch was 1.2m wide and 0.62m deep. It contained a sequence of three undated fills (804, 805 and 806). Ditch 803 was sealed by subsoil 801.

6. DISCUSSION

- 6.1 The evaluation recorded five ditches, the majority of which were undated artefactually. Ditches 303 (T3) and 803 (T8) were cut into the natural substrate and sealed by the subsoil, which would suggest that they are medieval or earlier in date. The ditches in T4, T6 and T7 were cut into the subsoil and sealed by the topsoil, which indicates that they are post-medieval/modern; ditch 703 (T7) contained modern artefactual material. The function of these ditches is uncertain, although they may be former drainage/boundary features. There was no evidence for extensive past activity at the site.
- 6.2 There was a variable correspondence to the geophysical survey results. Most of the ditches exposed by the evaluation had been detected by the geophysical survey, although ditch 603 (T6) had not been recorded by the survey. Conversely, further geophysical anomalies samples by T1, T2, T4, T5 and T7 were found not to correspond to below-ground archaeological features.

7. CA PROJECT TEAM

Fieldwork was undertaken by Jonathan Orellana, assisted by Edoardo Vigo and Parris Stubbings. This report was written by Jonathan Orellana. The illustrations were prepared by Tilia Cammegh. The archive has been compiled and prepared for deposition by Jessica Cook. The project was managed for CA by Derek Evans.

8. REFERENCES

BGS (British Geological Survey) 2016 *Geology of Britain Viewer* <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
Accessed 25 August 2016

CA (Cotswold Archaeology) 2014 *Land off Exeter Road, Dawlish, Devon: Heritage Desk-Based Assessment* CA typescript report **14123**

CA (Cotswold Archaeology) 2016 *Land off Exeter Road, Langdon, Dawlish, Devon: Written Scheme of Investigation for a Programme of Archaeological Work*

DCLG (Department of Communities and Local Government) 2012 *National Planning Policy Framework*

GSB 2015 *Land off Exeter Road, Dawlish: Geophysical Survey Report*

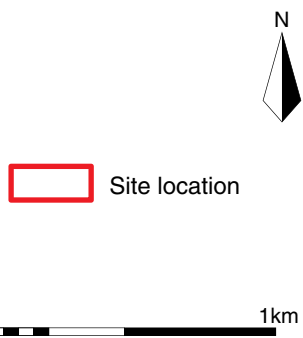
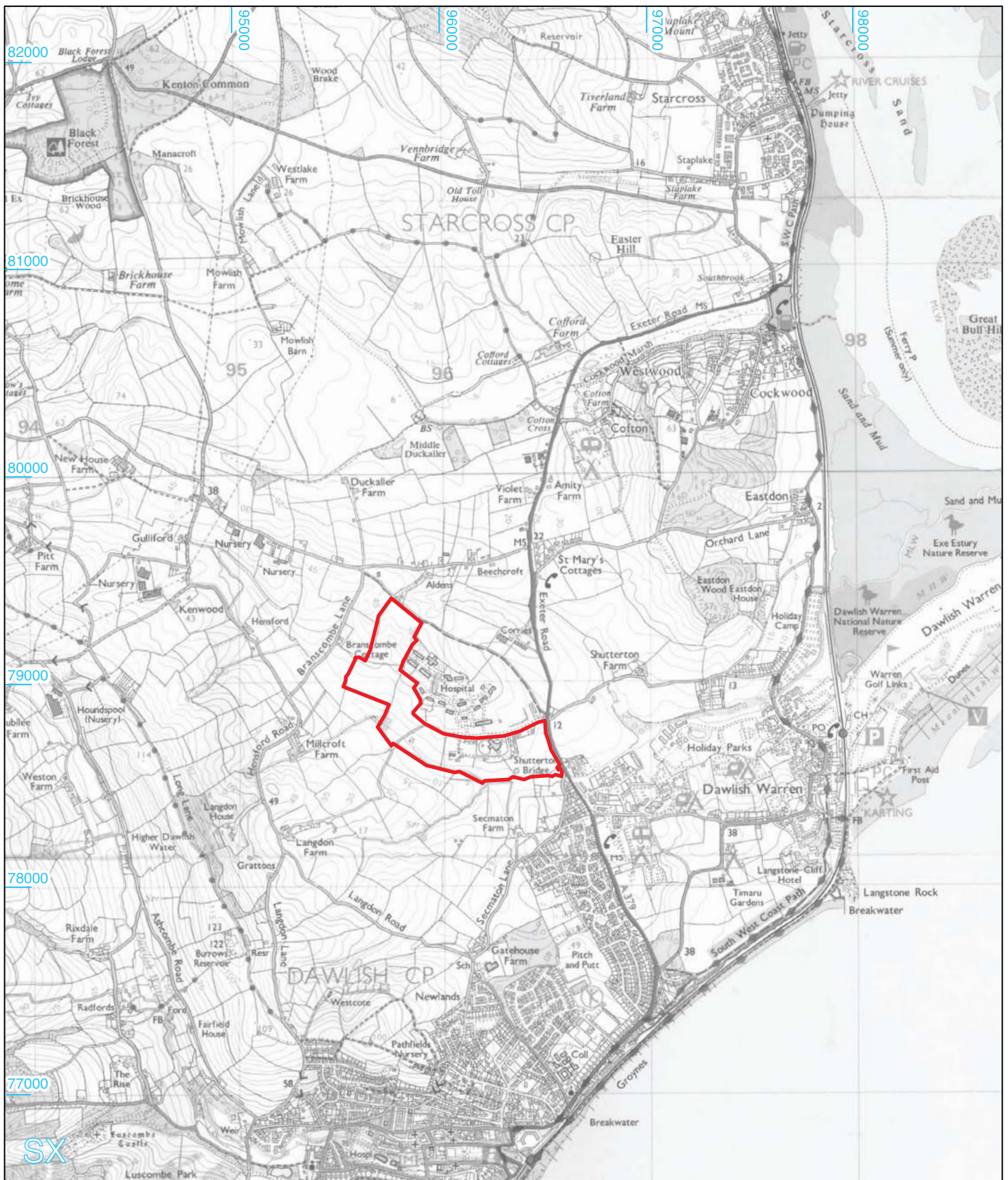


APPENDIX A: CONTEXT DESCRIPTIONS

| Trench No. | Context No. | Type | Fill of | Context interpretation | Description | W (m) | D (m) |
|------------|-------------|-------|---------|------------------------|--|-------|-------|
| 1 | 100 | Layer | | topsoil | Mid greyish brown sandy silt | | 0.2 |
| 1 | 101 | Layer | | subsoil | Mid reddish brown sandy silt | | 0.3 |
| 1 | 102 | Layer | | natural substrate | Light reddish and orangey brown silty sand with occasional stones | | |
| 2 | 200 | Layer | | topsoil | Mid greyish brown sandy silt | | 0.25 |
| 2 | 201 | Layer | | subsoil | Mid reddish brown sandy silt | | 0.28 |
| 2 | 202 | Layer | | natural substrate | Mid brownish red silty sand with occasional stones | | |
| 3 | 300 | Layer | | topsoil | Mid greyish brown sandy silt | | 0.25 |
| 3 | 301 | Layer | | subsoil | Mid reddish brown sandy silt | | 0.25 |
| 3 | 302 | Layer | | natural substrate | Light yellowish orange sandy clay | | |
| 3 | 303 | Cut | | ditch | E/W orientated with moderate sloping asymmetrical sides and flat base | 1.98 | 0.53 |
| 3 | 304 | Fill | 303 | 2nd fill of ditch | Mid greyish brown silty sand | 1.8 | 0.53 |
| 3 | 305 | Fill | 303 | 1st fill of ditch | Dark greyish brown silty sand with occasional small stones | 0.37 | 0.25 |
| 4 | 400 | Layer | | topsoil | Mid greyish brown sandy silt | | 0.24 |
| 4 | 401 | Layer | | subsoil | Light reddish brown sandy silt | | 0.1 |
| 4 | 402 | Layer | | natural substrate | Mid brownish red silty sand | | |
| 4 | 403 | Cut | | ditch | NE/SW aligned, moderate sloping sides and concave base | 0.6 | 0.35 |
| 4 | 404 | Fill | 403 | 1st fill of ditch | Light grey sandy silt | 0.6 | 0.35 |
| 4 | 405 | Fill | 403 | 2nd fill of ditch | Mid brownish red sandy silt | 0.6 | 0.07 |
| 5 | 500 | Layer | | topsoil | Mid brownish grey sandy silt | | 0.25 |
| 5 | 501 | Layer | | subsoil | Light reddish brown silty sand | | 0.25 |
| 5 | 502 | Layer | | natural substrate | Light brownish red silty sand | | |
| 6 | 600 | Layer | | topsoil | Dark greyish brown silty sand | | 0.35 |
| 6 | 601 | Layer | | subsoil | Light brown silty sand | | 0.2 |
| 6 | 602 | Layer | | natural substrate | Mid brownish red sand with occasional patches of gravel | | |
| 6 | 603 | Cut | | ditch | NW/SE orientated, U-shaped profile and concave base | 0.49 | 0.31 |
| 6 | 604 | Fill | 603 | single fill of ditch | Mid brownish red silty sand | 0.49 | 0.31 |
| 7 | 700 | Layer | | topsoil | Mid greyish brown sandy silt | | 0.35 |
| 7 | 701 | Layer | | subsoil | Light brown sandy silt | | 0.16 |
| 7 | 702 | Layer | | natural substrate | Mid yellowish brown silty sand | | |
| 7 | 703 | Cut | | ditch | E/W aligned, step sides, base not reached | 1.9 | >0.3 |
| 7 | 704 | Fill | 703 | fill of ditch | Mid brownish red silty sand with frequent coal flecks and occasional plastic | 1.9 | >0.3 |
| 8 | 800 | Layer | | topsoil | Mid brownish grey sandy silt | | 0.36 |
| 8 | 801 | Layer | | subsoil | Mid reddish brown sandy silt | | 0.2 |
| 8 | 802 | Layer | | natural substrate | Mid brownish red silty sand with occasional stones | | |
| 8 | 803 | Cut | | ditch | NE/SW orientated, step sides and flat base | 1.28 | 0.62 |
| 8 | 804 | Fill | 803 | 1st fill of ditch | Light pinkish brown silty sand | 0.44 | 0.26 |
| 8 | 805 | Fill | 803 | 2nd fill of ditch | Dark brownish grey silty sand | 1.28 | 0.39 |
| 8 | 806 | Fill | 803 | 3rd fill of ditch | Mid greyish brown silty sand | 1.28 | 0.18 |

APPENDIX B: OASIS REPORT FORM

| PROJECT DETAILS | | |
|--|--|---------|
| Project Name | Land off Exeter Road, Langdon, Dawlish, Devon: archaeological evaluation | |
| Short description | In October 2016, Cotswold Archaeology carried out an archaeological evaluation of land off Exeter Road, Langdon, Dawlish, Devon. The evaluation recorded five ditches. Two ditches were potentially medieval or earlier in date; the remaining three were post-medieval/modern. | |
| Project dates | 10–11 October 2016 | |
| Project type | Evaluation | |
| Previous work | Desk-based assessment (Cotswold Archaeology 2014) Geophysical survey (GSB 2015) | |
| Future work | Unknown | |
| PROJECT LOCATION | | |
| Site Location | Langdon, Dawlish, Devon | |
| Study area (M ² /ha) | 28ha | |
| Site co-ordinates | SX 29582 07875 | |
| PROJECT CREATORS | | |
| Name of organisation | Cotswold Archaeology | |
| Project Brief originator | N/A | |
| Project Design (WSI) originator | Cotswold Archaeology | |
| Project Manager | Derek Evans | |
| Project Supervisor | Jonathan Orellana | |
| MONUMENT TYPE | | |
| | None | |
| SIGNIFICANT FINDS | | |
| | None | |
| PROJECT ARCHIVES | | |
| | Intended final location of archive | Content |
| Physical | N/A | N/A |
| Paper | N/A | N/A |
| Digital | N/A | N/A |
| BIBLIOGRAPHY | | |
| Cotswold Archaeology 2016 <i>Land off Exeter Road, Langdon, Dawlish: Archaeological Evaluation</i> CA typescript report 16569 | | |



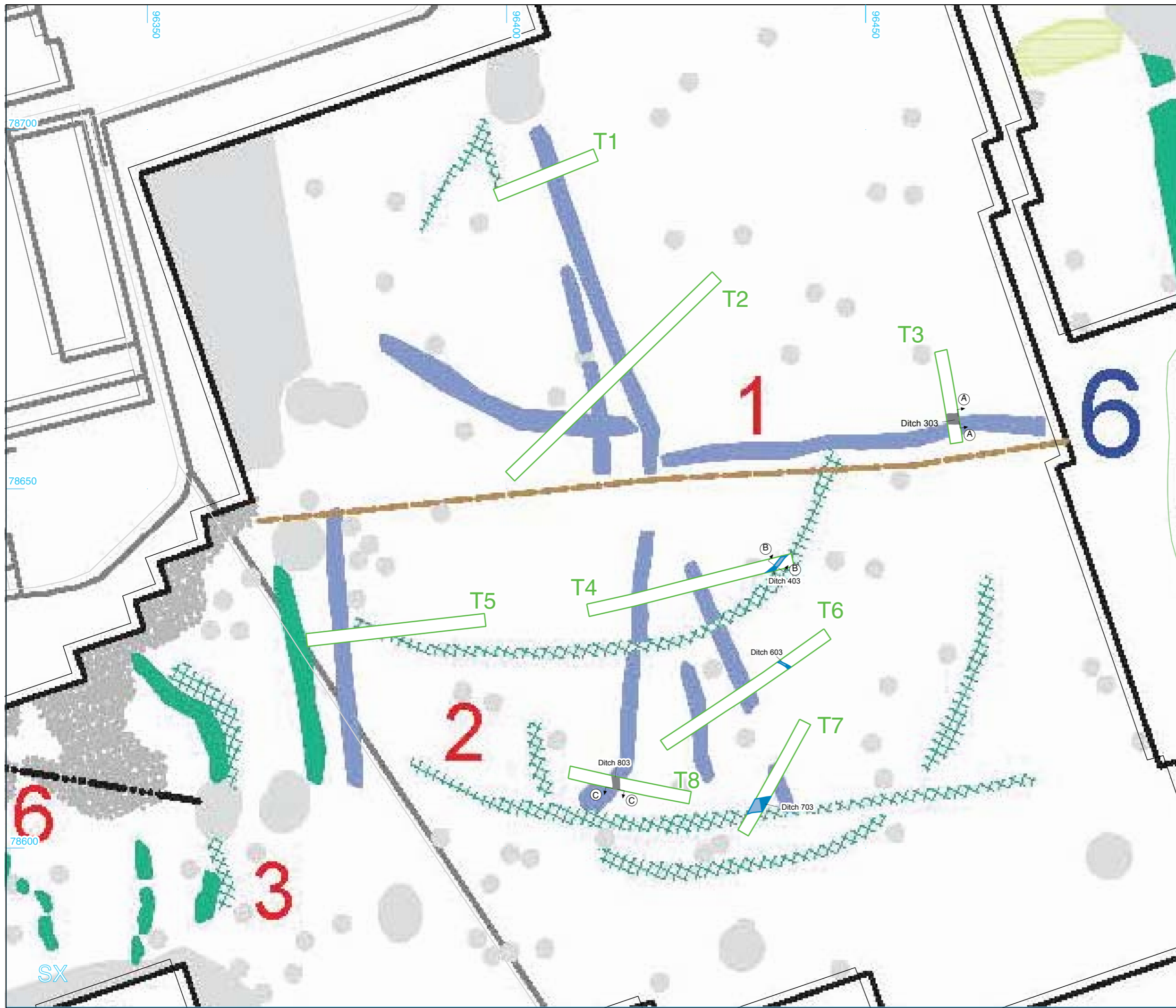

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PROJECT TITLE
 Land off Exeter Road, Langdon, Dawlish
 Devon

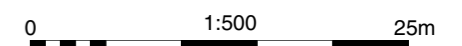
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 Site location plan

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- Evaluation trench
 - Archaeological feature: unexcavated/ excavated
 - Post-medieval/ Modern feature: unexcavated/ excavated
 - A A Section location
- Geophysical survey (GSB 2015)
- Archaeology
 - Uncertain origin
 - Natural
 - Ferrous
 - Area of magnetic disturbance



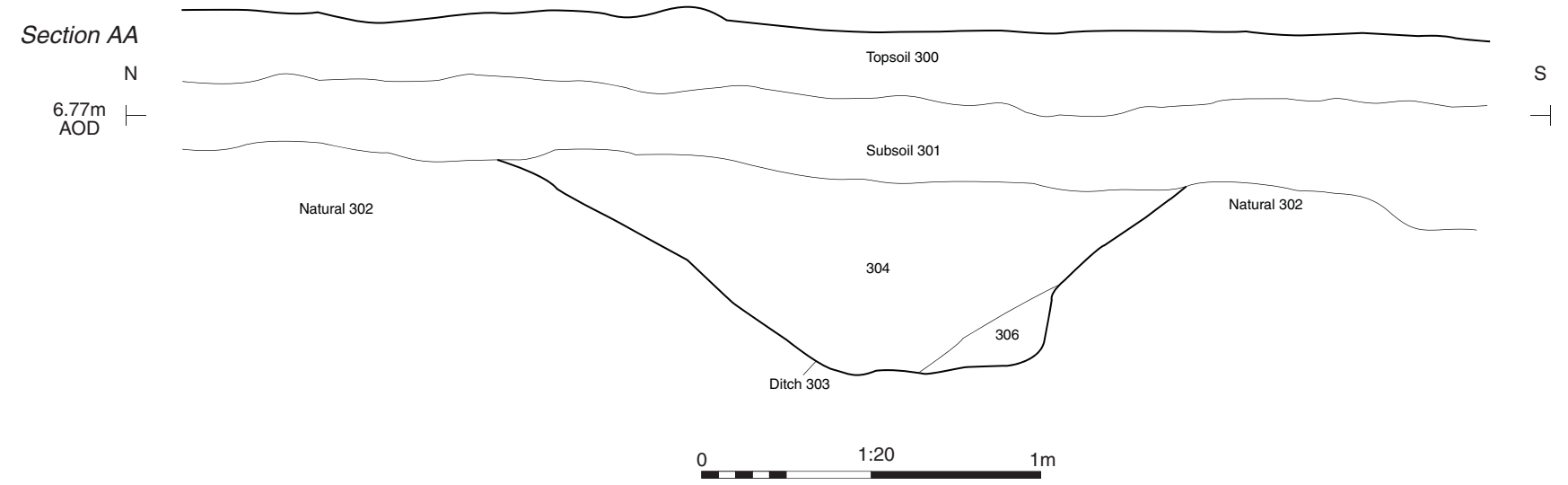
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PROJECT TITLE
 Land off Exeter Road, Langdon, Dawlish
 Devon

FIGURE TITLE
**Trench location plan, showing
 archaeological features and
 geophysical survey results**

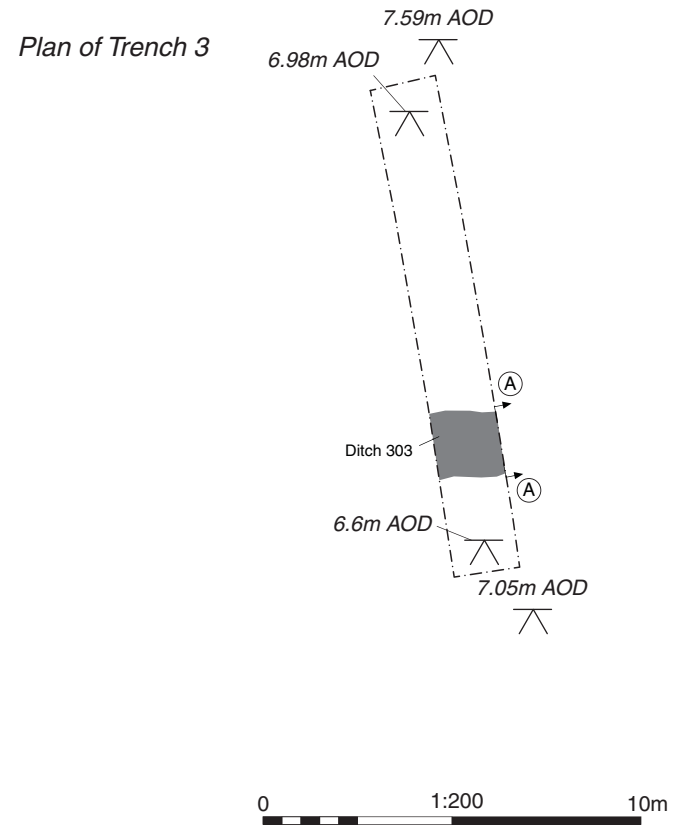
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| APPROVED BY | JO | SCALE@A3 | 1:500 | |



Archaeological feature:
 unexcavated/ excavated
 Section location



Ditch 303, looking east (1m scale)



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PROJECT TITLE
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FIGURE TITLE
Trench 3: plan, section and photograph

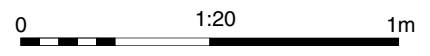
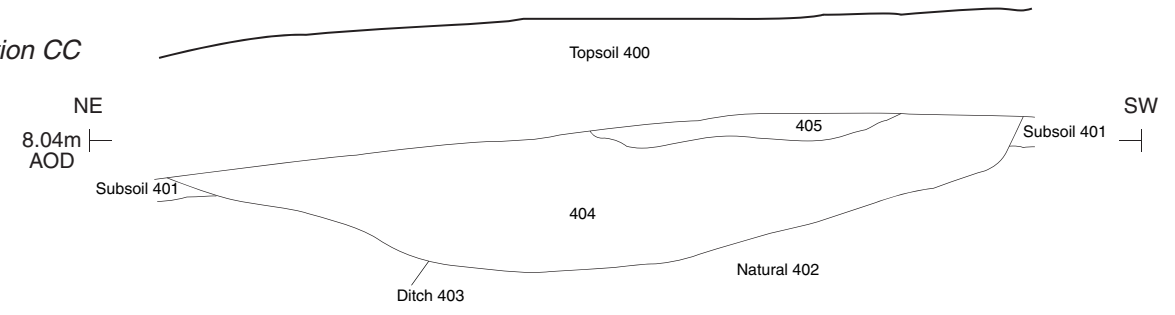
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Section BB



Section CC

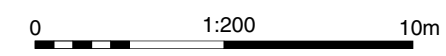
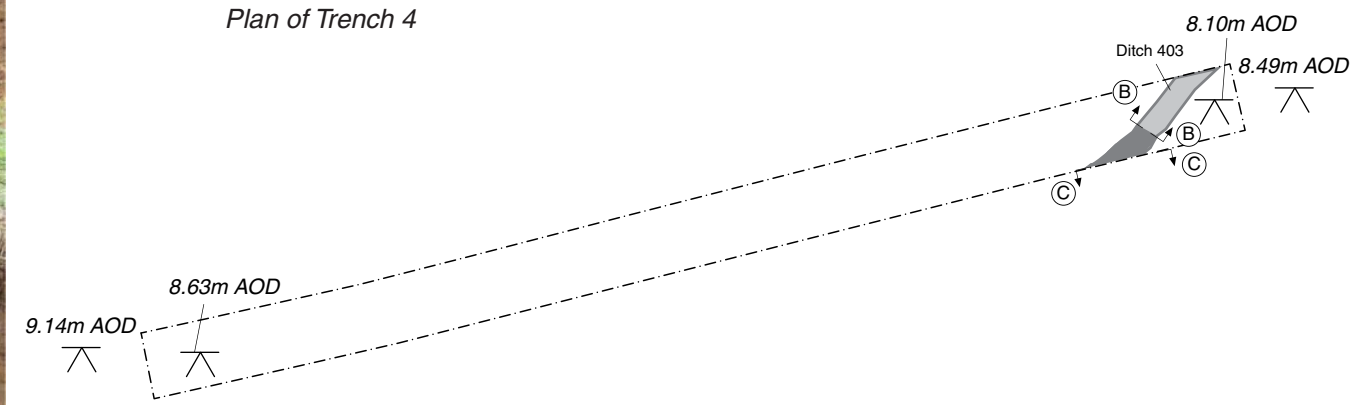


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Section location



Ditch 403, looking south-east (1m scale)

Plan of Trench 4

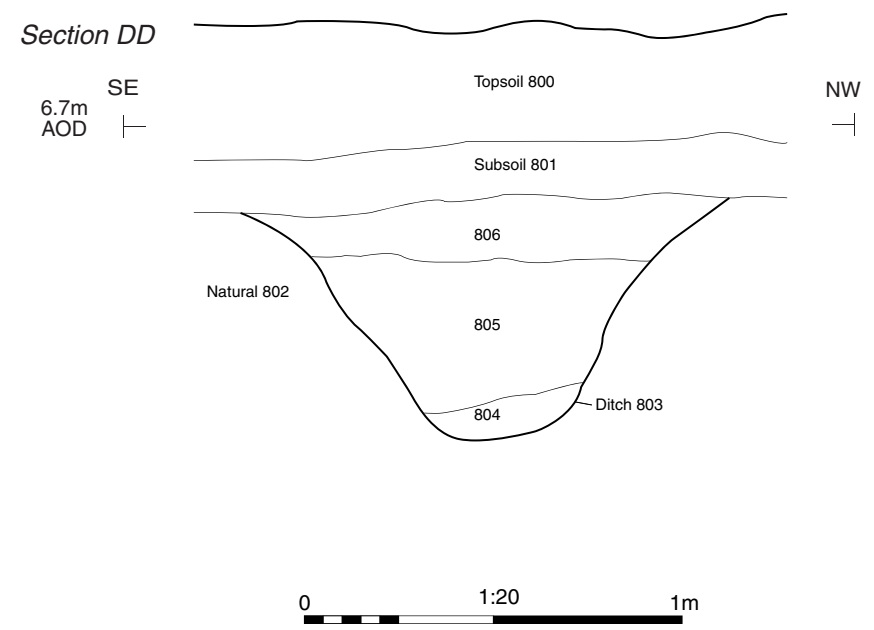


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PROJECT TITLE
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FIGURE TITLE
**Trench 4: plan, sections and
photograph**

DRAWN BY TC PROJECT NO. 880143 FIGURE NO.
CHECKED BY LM DATE 14/10/16
APPROVED BY JO SCALE@A3 N/A **4**



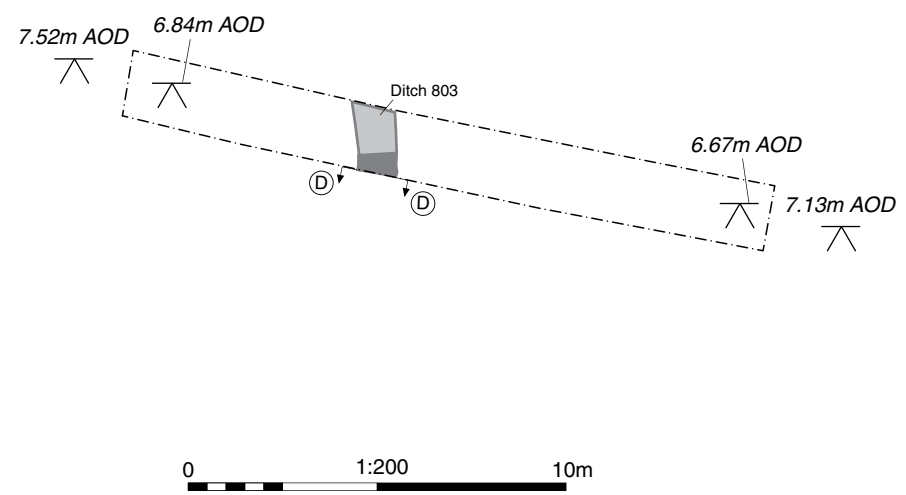
Archaeological feature:
unexcavated/ excavated

Section location



Ditch 803, looking south (1m scale)

Plan of Trench 8



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PROJECT TITLE
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FIGURE TITLE
Trench 8: plan, section and photograph

| | | | | |
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